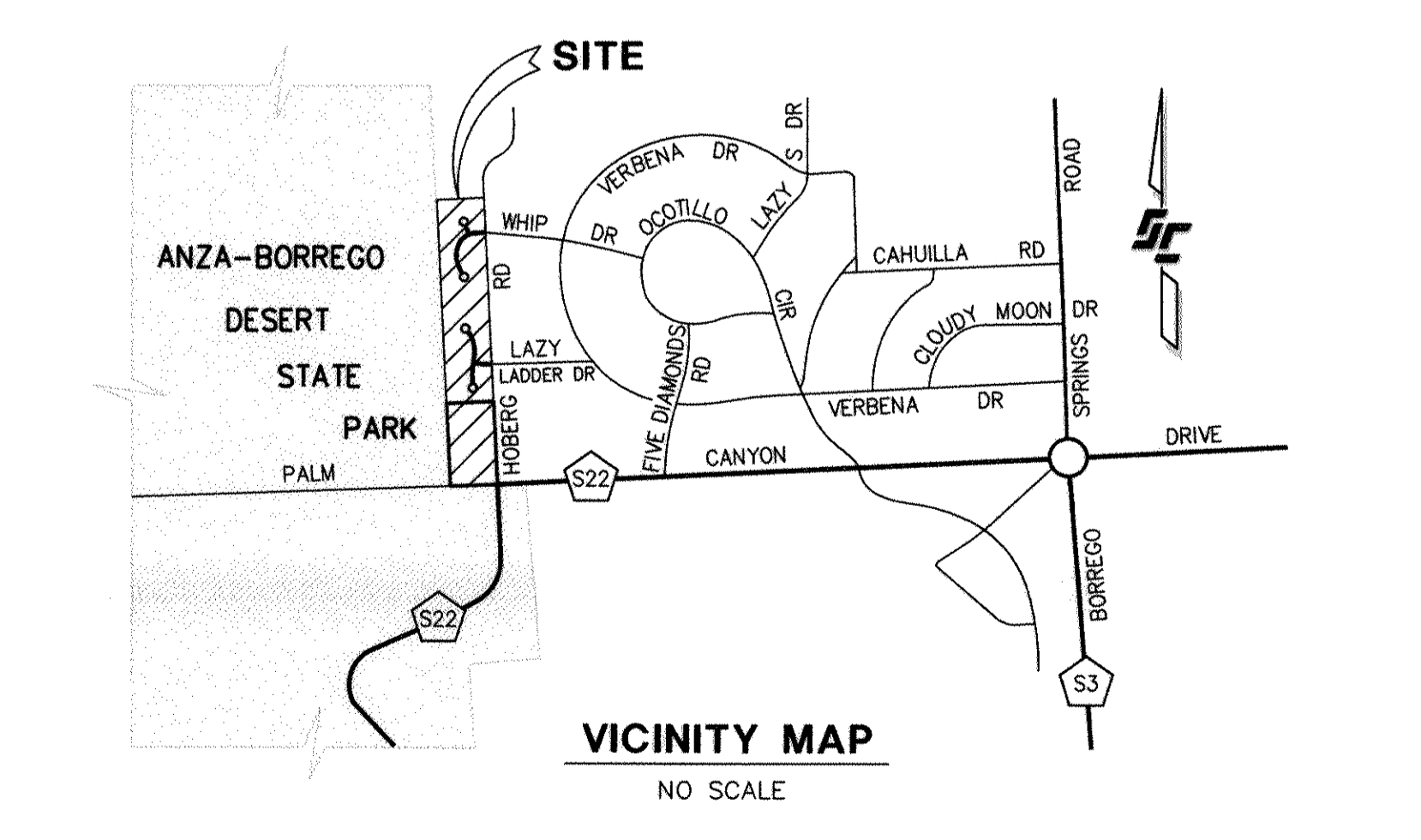
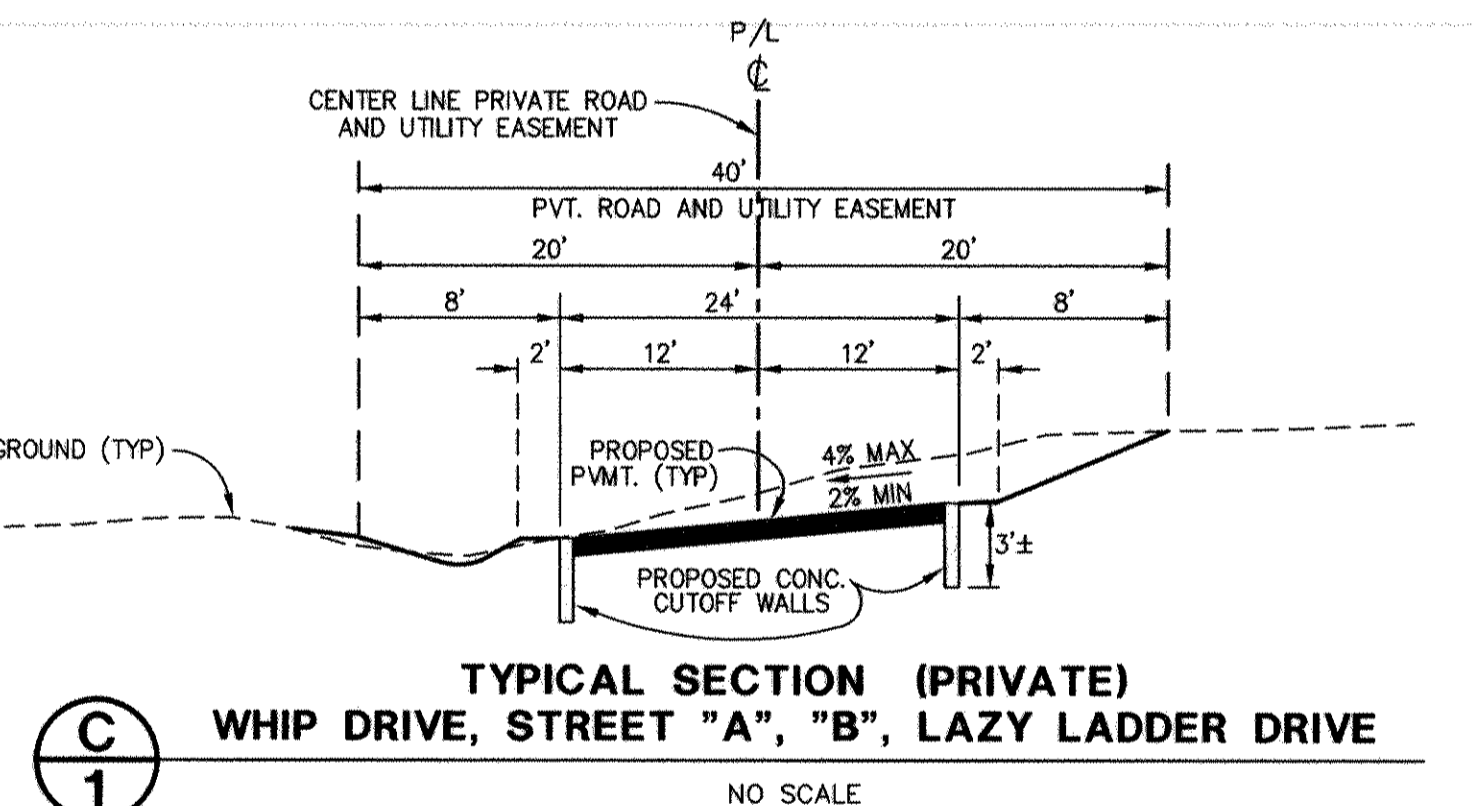
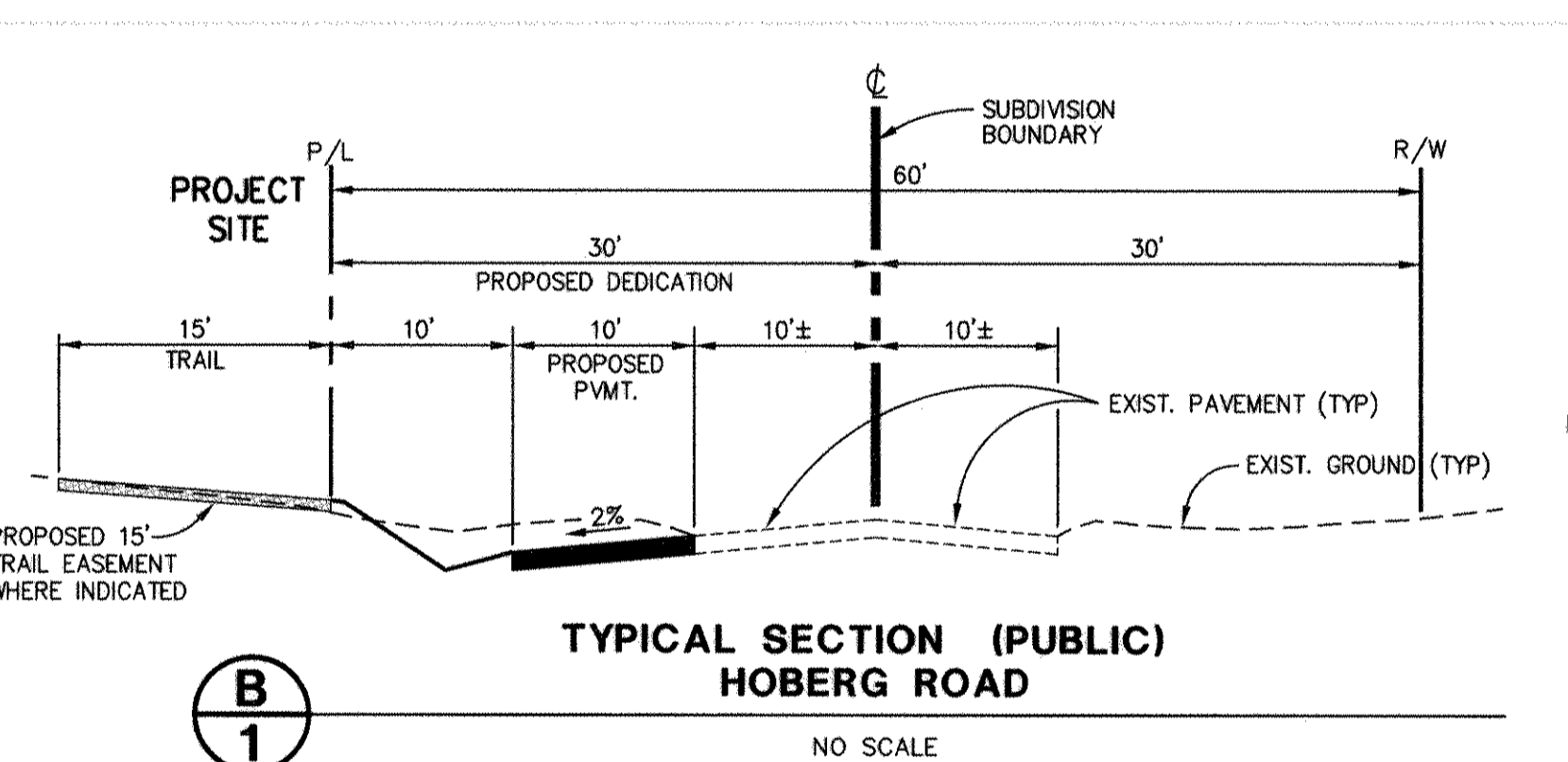
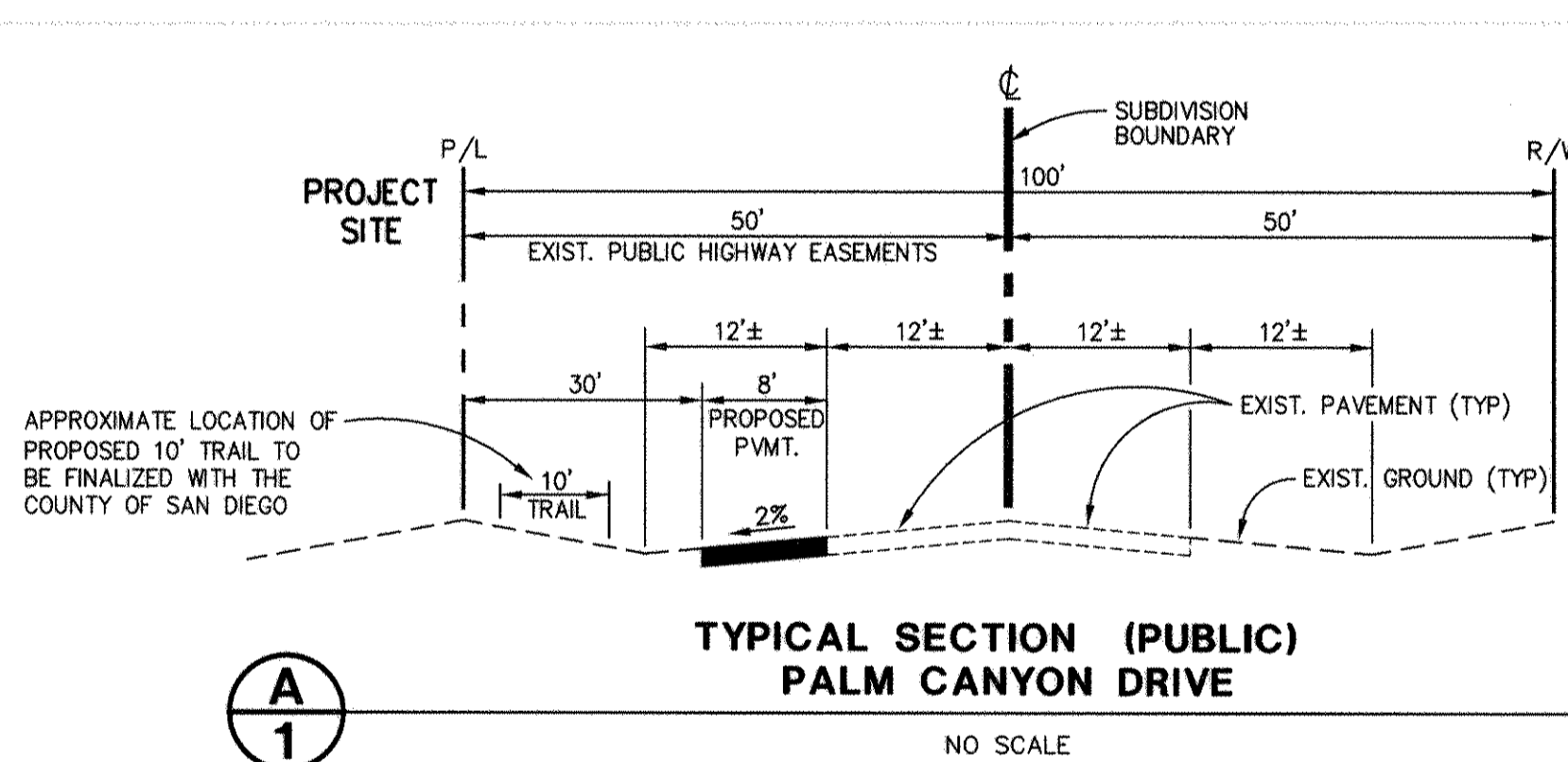
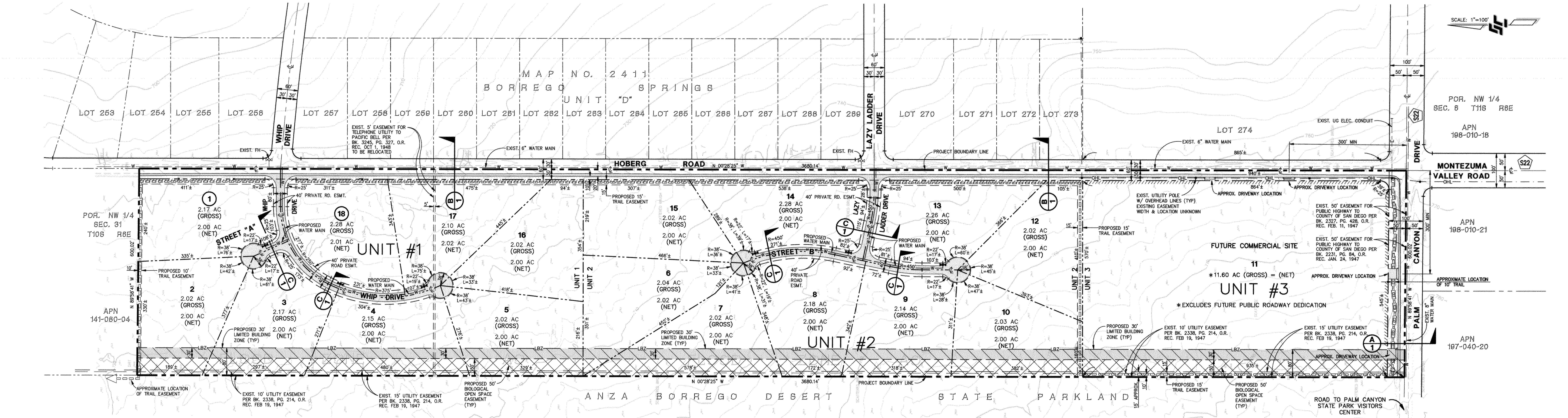


VESTING TENTATIVE MAP
COUNTY OF SAN DIEGO TRACT 5511-RPL1

SHEET 1 OF 1
DEH: VPM 241



GRADING NOTE
SEE PRELIMINARY GRADING PLAN FOR PROPOSED STREET GRADING.

**APN 141-080-05
EXISTING AND PROPOSED ZONING**

ZONE	(1)	(2)
USE REGULATIONS	RS1	C42
NEIGHBORHOOD REGS.	J	H
DENSITY	1	5
LOT SIZE	1 A.C.	6,000 SF
BUILDING TYPE	C	W
MAXIMUM FLOOR AREA	-	-
FLOOR AREA RATIO	-	-
HEIGHT	G	G
LOT COVERAGE	-	-
SETBACK	C	V
OPEN SPACE	-	-
SPECIAL AREA REGULATIONS	-	D

(1) NORTHERLY 2,740±
(2) SOUTHERLY 940±

SLOPE ANALYSIS TABLE *

0-15% SLOPES	50.5 AC.	99.6%
15-25% SLOPES	0.2 AC.	0.3%
25-50% SLOPES	0.0 AC.	0.1%
50% OR GREATER SLOPES	0.0 AC.	0.0%
TOTAL	50.7 AC.	100%

* SEE SLOPE ANALYSIS EXHIBIT INCLUDED WITH THIS SUBMITTAL

LEGEND

- DESCRIPTION**
- PROPOSED LOT NUMBER
 - SUBDIVISION BOUNDARY
 - PROPOSED LOT LINE
 - PROPOSED RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY
 - PROPOSED EASEMENT LINE
 - PROPOSED ACCESS RIGHTS RELINQUISHED
 - EXISTING EASEMENT LINE
 - EXISTING CONTOUR
 - PROPOSED PAVEMENT
 - PROPOSED TRAIL EASEMENT
 - PROPOSED BIOLOGICAL OPEN SPACE
 - PROPOSED LIMITED BUILDING ZONE
 - PROPOSED WATER MAIN
 - PROPOSED FIRE HYDRANT
 - EXISTING WATER MAIN
 - EXISTING FIRE HYDRANT
 - EXISTING OVERHEAD UTILITIES W/ UTILITY POLE

SYMBOL

- (1) THRU (16)**
- PROPOSED LOT NUMBER
 - SUBDIVISION BOUNDARY
 - PROPOSED LOT LINE
 - PROPOSED RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY
 - PROPOSED EASEMENT LINE
 - PROPOSED ACCESS RIGHTS RELINQUISHED
 - EXISTING EASEMENT LINE
 - EXISTING CONTOUR
 - PROPOSED PAVEMENT
 - PROPOSED TRAIL EASEMENT
 - PROPOSED BIOLOGICAL OPEN SPACE
 - PROPOSED LIMITED BUILDING ZONE
 - PROPOSED WATER MAIN
 - PROPOSED FIRE HYDRANT
 - EXISTING WATER MAIN
 - EXISTING FIRE HYDRANT
 - EXISTING OVERHEAD UTILITIES W/ UTILITY POLE

SPECIAL ASSESSMENT ACT STATEMENT

NO SPECIAL ASSESSMENT ACT PROCEEDING IS REQUESTED FOR THIS PROJECT.

LEGAL DESCRIPTION

THE SOUTHERLY 3,680 FEET OF THAT PORTION OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY APPROVED MAY 14, 1885, LYING WESTERLY OF A LINE WHICH IS PARALLEL WITH THE 600 FEET DISTANT AT RIGHT ANGLES EASTERLY FROM THE WESTERLY LINE OF SAID SECTION.

REGIONAL CATEGORY

CT (COUNTRY TOWN)

COMMUNITY PLAN

DESERT SUB-REGIONAL PLAN

GRADING QUANTITIES

CUT: 5,500 CUBIC YARDS

FILL: 1,200 CUBIC YARDS

EXPORT: 4,300 CUBIC YARDS

GRADING FOR ROADWAYS ONLY. NO GRADING OF RESIDENTIAL LOTS IS PROPOSED AS PART OF THIS APPROVAL

PARK LAND DEDICATION STATEMENT

THE SUBDIVIDER INTENDS TO COMPLY WITH THE PARK LAND DEDICATION ORDINANCE THROUGH THE PAYMENT OF FEES.

BENCH MARK

2" STD. BRASS PLUG (CALTRANS) MARKED "SDPR 12 1995" AT NE CORNER OF PALM CANYON DR. AND HOBURG RD. ELEV. 765.884 DATUM: NAVD 83, NGS

SOLAR ACCESS STATEMENT

SEE GENERAL NOTE 23

ASSESSOR'S PARCEL NUMBER & TAX RATE AREA TABLE

ASSESSOR PARCEL NUMBER	TAX RATE AREA
141-080-05	58020

GENERAL NOTES

- EXISTING ZONING: RS1 AND C42
- PROPOSED ZONING: RS1 AND C42
- GENERAL PLAN REGIONAL CATEGORY: CT
- GENERAL PLAN DESIGNATION: NORTHERLY 2,740 FEET, 2. RESIDENTIAL, MAXIMUM DENSITY 1 DU ACRE. SOUTHERLY 940 FEET, 26. VISITOR SERVING COMMERCIAL.
- TOTAL GROSS AREA: 50.69 AC., NET AREA: 44.78 AC.
- TOTAL NUMBER OF LOTS: 18; 17 RESIDENTIAL LOTS AND 1 COMMERCIAL LOT
- TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS: 17
- MINIMUM LOT SIZE PER ZONE: 1.00 AC. RESIDENTIAL/6000 SF. COMMERCIAL (SEE LOTS FOR GROSS AND NET AREAS)
- CONTOUR INTERVAL OF 2 FEET (MEAN SEA LEVEL DATUM)
- SPECIAL ASSESSMENT ACT PROCEEDINGS - NONE REQUESTED.
- IMPROVEMENTS, EASEMENTS AND DEDICATIONS ARE AS REQUIRED BY THE COUNTY ENGINEER.
- UTILITIES:
 - A. SEWER - SEPTIC SYSTEMS PROPOSED
 - B. WATER - BORRERO SPRINGS WATER DISTRICT
 - C. GAS & ELECTRIC - SAN DIEGO GAS & ELECTRIC COMPANY
 - D. TELEPHONE - ADELPHIA
- FIRE PROTECTION: BORRERO SPRINGS FIRE PROTECTION DISTRICT
- SCHOOLS: BORRERO SPRINGS UNIFIED SCHOOL DISTRICT
- ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- ALL EXISTING EASEMENTS NOT REMAINING IN USE SHALL BE ABANDONED PRIOR TO RECORDATION OF THE FINAL MAP(S) SUBJECT TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
- EXISTING TOPOGRAPHY WAS COMPILED USING PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY, BY PHOTO GEODETIC CORP. DATED: 3/8/05
- THE FOLLOWING WAIVERS FROM THE SUBDIVISION ORDINANCE DESIGN STANDARDS ARE REQUESTED: NONE.
- LAMBERT COORDINATES: 394-1953
- DRAINAGE: STREETS & STORM DRAIN AS REQUIRED.
- ALL ONSITE ROADWAYS/DRIVEWAYS WILL BE PRIVATE.
- STREET LIGHTS WILL BE INSTALLED TO COMPLY WITH THE REQUIREMENTS AS SPECIFIED BY COUNTY STANDARDS.
- ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION.
- THE PROJECT WILL BE RECORDED IN UNITS AS INDICATED ON THIS MAP.

OWNER/SUBDIVIDER

I HEREBY CERTIFY THAT I AM THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT THE SAID MAP SHOWS ALL OF OUR CONTIGUOUS OWNERSHIP IN WHICH I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADWAYS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHT-OF-WAYS. I WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

KRS DEVELOPMENT DBPP
8 KOPPA STREET, SUITE 201
PULASKI, HI 96768
TEL: (808) 572-3011
FAX: (808) 572-8378

BY: *[Signature]* 6/1/08
KENT/SMITH, TRUSTEE DATE:

DATE: 6/1/08

ENGINEER OF WORK

STEVENS CRESTO ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 320
SAN DIEGO, CA 92123-1352
PHONE: (619) 694-5660
FAX: (619) 694-5661

BY: *[Signature]* 6/5/08
MARK E. STEVENS DATE:

R.C.E. 35502

STEVENS-CRESTO ENGINEERING, INC.
CIVIL ENGINEERS - LAND PLANNERS - SURVEYORS

9665 CHESAPEAKE DRIVE
SUITE 320
SAN DIEGO, CA 92123-1352
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